HYDROLOGY F17/D11 T PLAN

F17/D11

1 Plan

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

June 30, 1987

Richard Hall, P.E.
Hall Engineering
6840 Second Street, NW Suite 306
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR KELLY'S TRANSMISSIONS
(F-17/D11) REVISION DATE JUNE 22, 1987

Dear Mr. Hall:

Based on the information provided on your resubmittal of June 23, 1987, the above referenced plan is approved for Building Permit.

Please be advised that a separate permit is required for construction within City right-of-way.

Also, Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

cc: Becky Sandoval

BJM/bsj

FILE COPY

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE June 30, 1987 REF. NO._____

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD FJA

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
KELLY'S TRANSMISSIONS - MCLEOD ROAD, NE - (F-17/D11)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

HALL ENGINEERING & SURVEYING CO.
2625 Pennsylvania Ave. N.E., Suite 350
Albuquerque, New Mexico 87110
Phones: (505) 884-6200 & 884-6444

To: Dwayne Sheppard
City Engineer for the City of Albuquerque
Municipal Development Department

From: Richard Hall PE
Hall Engineering Co.
2625 Penn. N.E.

Reference: MAACO Addition to existing office and warehouse
Variance Request from ponding requirements 4701 McLeod N.E.

1. The existing conditions of the site make it unfeasible to change grades or elevations on Tract B-1 of B.C Ringer Addition. The land was platted on August 7, 1978, into Two tracts (B-1 & B-2). A drainage plan for both tracts showing joint use of ponds was approved by the city hydrology department in 1979 without any grant of easement for drainage runoff into common ponds proposed. Further complications arose when final construction did not match the " AS Built" provided the city. The complications being the reduction of ponding volume. The "AS BUILT" plan called for total retention of runoff water with NO positive discharge other than what would spill over the drivepad at Elevation 5168.2. My evaluation of the site is that only about 3000 cubic feet would be retained (20%). Therefore the remaining 80% is spilling into McLeod St. N.E. for a 100 yr. flood. The entire tract B-1 has been totally paved until just this September when Dura - Bilt general contractor cut the paving to place a new building and concrete drive. The addition of the new building will not increase the total runoff generated from the site but will reduce the ponding at the rear of tract B-1. At the present time the owner of Tract B-2 has been resitent to spending any money or in any way affecting his property. Each owner is responsible for maintenance of the ponds on their property.

2. The 3 ponds on both tract B-1 and tract B-2 were poor solutions in 1979 and are poor solutions now. However neither owner is willing to spend any money to correct or better the situation at this time. The new building will not be flooded by any storm water and the design proposed is the most ecomical and most closely matches existing conditions.

Richard Hall
RICHARD V. HALL P.E.

RECEIVED
JUN 23 1987
HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: KELLY'S TRANSMISSION. ZONE ATLAS/DRNG. FILE #: F-17/D11

LEGAL DESCRIPTION: TR. B2 LAND OF R.C. RINGER

CITY ADDRESS: 4705 McLEOD ROAD NE

ENGINEERING FIRM: HALL ENGINEERING CONTACT: ED KIESS

ADDRESS: 6840 2ND ST. NW SUITE 306 PHONE: 345-1064

OWNER: KELLY'S TRANSMISSIONS CONTACT:

ADDRESS: PHONE:

ARCHITECT: DURA BILT PRODUCTS CONTACT: ~~JEFF~~ LARS SEGO

ADDRESS: 4808 JEFFERSON NE PHONE: 883-9100

SURVEYOR: HALL ENG. CONTACT:

ADDRESS: PHONE:

CONTRACTOR: DURA-BILT CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED JUN 23 1987 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

RESUBMITTAL

DATE SUBMITTED: JUNE 22-87

BY: [signature]

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

June 9
~~May 21~~, 1987

Richard Hall
Hall Engineering
6840 Second Street, NW Suite 306
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR KELLY'S TRANSMISSION
(F-17/D11) RECEIVED JUNE 3, 1987

Dear Mr. Hall:

Based on the information provided on your resubmittal of June 3, 1987, listed you will find certain items that will need to be addressed prior to final approval:

1. Ponding area as approved on October 13, 1983 no longer exists.

2. Field inspection reveals that all the developed runoff is being routed towards a small landscaped area on the far southwest corner of property. Once the water enters the landscape area, it over spills across a public sidewalk, which is not allowed.

3. In order to justify free discharge onto McLeod Road, downstream capacity must be analyzed.

4. If you intend to still pond within the landscape area, you will need capacity along with positive discharge.

Final approval cannot be granted until the above comments have been satisfied.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
Telephone (505) 768-2500
Walter Nickerson, P.E., City Engineer

AN EQUAL OPPORTUNITY EMPLOYER

HALL ENGINEERING COMPANY INC.
ENGINEERING • SURVEYING • PLANNING • CONSTRUCTION

June 2, 1987

RECEIVED
JUN 03 1987
HYDROLOGY SECTION

Mr. Bernie J. Montoya, C.E.
Utility Development Division
Hydrology Section
City of Albuquerque, N.M.

RE: KELLY'S TRANSMISSION DRAINAGE PLAN (F-17/D11)

Dear Mr. Montoya:

In response to the comments in your letter dated May 21, the following items have been added to the above referenced plan:

1. Four cross sections at the east side of the property from the building to the east lot line.

2. A note to contractor advising desirable surface elevations where gravel meets asphalt.

3. Additional spot elevations along east side of proposed building to supplement sections.

Sincerely,

E.W. Kiess

EWK/jat

6840 2ND ST., N.W., SUITE 306 • ALBUQUERQUE, NEW MEXICO 87107 • PHONE: (505) 345-1064

PROJECT TITLE: KELLY'S TRANSMISSIONS ZONE ATLAS/DRNG. FILE #: E-17/D11

LEGAL DESCRIPTION: TRACT B-2 LAND OF R.C. RINGER

CITY ADDRESS: 4705 McLEOD RD. NE

ENGINEERING FIRM: HALL ENGINEERING CONTACT: ED KIESS

ADDRESS: 6840 2ND ST. NW SUITE 306 87107 PHONE: 345 1064

OWNER: KELLY'S TRANSMISSIONS CONTACT:

ADDRESS: PHONE:

ARCHITECT: DURA BILT PRODUCTS CONTACT: LLOYD GOLDRICK

ADDRESS: 4808 JEFFERSON NE 87109 PHONE: 883-9100

SURVEYOR: HALL ENGINEERING CONTACT:

ADDRESS: PHONE:

CONTRACTOR: DURA-BILT PROD. CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 03 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

RESUBMITTAL

DATE SUBMITTED: JUNE 02, 1987

BY: [signature]

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

May 21, 1987

Richard Hall
Hall Engineering
6840 Second Street, NW Suite 306
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR KELLY'S TRANSMISSION
(F-17/D11) RECEIVED MAY 12, 1987

Dear Mr. Hall:

Based on the information provided on your submittal of May 12, 1987, listed you will find certain items that will need to be addressed prior to final approval:

1. Cross section from proposed addition running from west to east towards adjacent property (please include spot elevations).

2. Please be advised that a clean transition from proposed gravel area onto the proposed new asphalt must be achieved to eliminate ponding.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

PROJECT TITLE: KELLEY'S TRANSMISSION ZONE ATLAS/DRNG. FILE #: F-17/011

LEGAL DESCRIPTION: TRACT B-2, LAND OF B.C. RINGER, WITHIN ELENA GALLEGOS GRANT.

CITY ADDRESS: 4705 McLEOD RD NE

ENGINEERING FIRM: HALL ENGINEERING CONTACT: PARVIZ EFTEKHARI

ADDRESS: 6840 2ND ST. N.W. SUITE 304 ALQ. NM. PHONE: 345-1064

OWNER: KELLEY'S TRANSMISSION CONTACT:

ADDRESS: 4705 McLEOD RD NE PHONE:

ARCHITECT: DURA BILT PRODUCT INC CONTACT: LLOYD GOLDRICK

ADDRESS: 4808 JEFERSON NE ALQ. NM 87109 PHONE: 883-9100

SURVEYOR: HALL ENGINEERING CONTACT: PARVIZ EFTEKHARI

ADDRESS: SAME PHONE:

CONTRACTOR: DURA BILT PRODUCT INC. CONTACT: LLOYD GOLDRICK

ADDRESS: SAME PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED MAY 12 1987 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'G CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: MAY 11, 1987

BY: PARVIZ EFTEKHARI

INFORMATION SHEET

PROJECT TITLE: MAACO ADDITION

TYPE OF SUBMITTAL: DRAINAGE PLAN

ZONE ATLAS PAGE F-11 ADDRESS: 4701 McLEOD N.E.

LEGAL DESCRIPTION: TRACT B-1,PARCEL B,B.C.RINGER ADDITION TRACT 2

ENGINEER: HALL ENGINEERING CO. 2625 Pennsylvania Ave. N.E. Alb. N.M. 87110
Contact; Richard V.Hall 884-6200

OWNER: Sylvan K. Young 6127 Zuni S.E. Phone 265-5618

ARCHITECT: PACHECO GROUP 4808 Jefferson N.E. Alb. N.M.
Contact: Dan McDonald Phone 883-9100

SURVEYOR: Same as Engineer

Contractor: DURA BILT 4808 Jefferson N.E. Alb. N.M. 87109
Contact: Dan McDonald Phone 883-9100

Planning History: None

National Flood Insurance Map does not show this lot to be in a Flood Hazard Zone for 100 year Flood.

Soil Type is EmB Type "B" according to SCS report for Bernalillo County

RECEIVED
OCT 04 1983
HYDROLOGY SECTION

HALL ENGINEERING & SURVEYING CO.
2625 Pennsylvania Ave. N.E., Suite 350
Albuquerque, New Mexico 87110
Phones: (505) 884-6200 & 884-6444

To: John Armstrong
City Engineer for the City of Albuquerque
Municipal Development Department

From: Richard Hall PE
Hall Engineering Co.
2625 Penn. N.E.

Reference: MAACO Addition to existing office and warehouse
Variance Request from ponding requirements 4701 McLeod N.E.

1. The existing conditions of the site make it unfeasible to change grades or elevations on Tract B-1 of B.C Ringer Addition. The land was platted on August 7, 1978, into Two tracts (B-1 & B-2). A drainage plan for both tracts showing joint use of ponds was approved by the city hydrology department in 1979 without any grant of easement for drainage runoff into common ponds proposed. Further complications arose when final construction did not match the " AS Built" provided the city. The complications being the reduction of ponding volume. The "AS BUILT" plan called for total retention of runoff water with NO positive discharge other than what would spill over the drivepad at Elevation 5168.2. My evaluation of the site is that only about 3000 cubic feet would be retained (20%). Therefore the remaining 80% is spilling into McLeod St. N.E. for a 100 yr. flood. The entire tract B-1 has been totally paved until just this September when Dura - Bilt general contractor cut the paving to place a new building and concrete drive. The addition of the new building will not increase the total runoff generated from the site but will reduce the ponding at the rear of tract B-1. At the present time the owner of Tract B-2 has been resitent to spending any money or in any way affecting his property. Each owner is responsible for maintenance of the ponds on their property.

2. The 3 ponds on both tract B-1 and tract B-2 were poor solutions in 1979 and are poor solutions now. However neither owner is willing to spend any money to correct or better the situation at this time. The new building will not be flooded by any storm water and the design proposed is the most ecomical and most closely matches existing conditions.

Richard Hall
RICHARD V. HALL P.E.

0 2 4 8

PUBLIC WORKS/HYDROLOGY

F17/D11

0000 0000 05 16

F17/D11

25×10

0000 0000 0517

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ | CHIEF ADMINISTRATIVE OFFICER GENE ROMO | DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ | DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

March 16, 1988

Richard Hall
Hall Engineering
6840 Second Street, NW
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR COVER OVER WASH BAY @ KELLEY'S TRANSMISSION (F-17/D11) REVISION DATED MARCH 4, 1988

Dear Mr. Hall

Based on the information provided on your submittal of March 4, 1984, the above referenced plan is approved for Building Permit.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

25×10

0000 0000 0518

F17/D11

INFORMATION SHEET

PROJECT TITLE WASH BAY KELLEY'S TRANSMISSIONS TYPE OF SUBMITTAL DRAINAGE REVISION

ZONE ATLAS PAGE NO. F-17 CITY ADDRESS 4705 McLEOD RD, NE

LEGAL DESCRIPTION TRACT B-2 LAND OF B.C. RINGER

ENGINEERING FIRM HALL ENG. CONTACT ED KIESS

ADDRESS 6840 2ND ST. NW PHONE 345-1064

OWNER _____ CONTACT KELLEY'S TRANSMISSIONS

ADDRESS _____ PHONE 881-4477

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR DURA-BILT PRODUCTS CONTACT JEFF FOSSE

ADDRESS 4808 JEFFERSON NE PHONE 883-9100

PRE-DESIGN MEETING:

___YES

X NO

RECEIVED
MAR 04 1988
HYDROLOGY SECTION

___COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL

___SKETCH PLAT APPROVAL
___PRELIMINARY PLAT APPROVAL
___SITE DEVELOPMENT PLAN APPROVAL
___FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
___CERTIFICATE OF OCCUPANCY APPROVAL
___ROUGH GRADING PERMIT APPROVAL
___GRADING/PAVING PERMIT APPROVAL
___OTHER _____ (SPECIFY)

DATE SUBMITTED: 03-04-88

BY: _____

25 x 10

0000 0000 0519

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ
CHIEF ADMINISTRATIVE OFFICER GENE ROMO
DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ
DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

March 16, 1988

Richard Hall
Hall Engineering
6840 Second Street, NW
Albuquerque, New Mexico 87107

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Dear Mr. Hall

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If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

AN EQUAL OPPORTUNITY EMPLOYER

25 × 10

0000 0000 0520

PLANS/PLATS ON FILE

FILE DESC: F17/D11

PLANS/PLATS 1

25 × 10

0000 0000 0521